

CHAPTER 17.3

SPECIAL PUBLIC INTEREST (SPI) DISTRICT

Article I. In General.

Sec. 17.3-1. Intent.

It is the intent of this chapter to permit creation of Special Public Interest (SPI) Districts in areas designated by the City Council as having special and substantial public interest, by virtue of unique environmental, economic, or cultural circumstances or other conditions not generally shared by other areas of the City.

It is further intended that such districts and the regulations established therein shall be in accord with and promote the purposes set forth in the Comprehensive Plan and other officially adopted plans of the City, and shall encourage land use and development in substantial accord with the physical design set forth therein.

Sec. 17.3-2. Effect of SPI District designation.

Such SPI Districts either:

- (1) may supplant districts or portions of districts existing at the time of creation of a particular SPI District; or
- (2) may be superimposed so as to modify requirements, regulations, and procedures applying in the underlying district or districts.

Sec. 17.3-3. Preparation of SPI zoning recommendations.

Notwithstanding the provisions of Section 24-1 of this Ordinance, recommendations for special SPI zoning shall be prepared only by the Planning Commission on its own initiative or at the direction of City Council. Each recommendation shall identify the proposed zoning by the SPI prefix and an abbreviation which uniquely identifies the proposed district, and shall contain information and recommendations as indicated below concerning the areas proposed for such regulations.

- (1) Statement of intent. The amendment shall include

a statement of intent, specifying the nature of the special and substantial public interest involved and the objectives to be promoted by special regulations and/or procedures within the SPI District as a whole, or within sub-areas of the district, if division into such sub-areas is reasonably necessary for achievement of regulatory purposes.

- (2) Proposed district boundaries. The recommendations shall include a map or maps indicating:
 - (a) the boundaries of the SPI District and any sub-areas established within the district for purposes of SPI regulations;
 - (b) the location and zoning designation of districts or portions of districts, if any to be supplanted by SPI zoning; and
 - (c) the zoning designations of all portions of underlying districts, if any, which will remain after SPI zoning is superimposed and the general regulations of which will be affected by the superimposed SPI zoning.
- (3) Proposed regulations. The Planning Commission's recommendations shall include regulations designed to promote the special purposes of the district, as set forth in the statement of intent. In particular, such regulations may require submission of detailed site plans, building plans and elevations, and maps indicating the relation of proposed development to surrounding or otherwise affected property.

The regulation may require approval of such plans by the Director of Planning or other administrative officer, based upon such criteria as may be necessary and appropriate to protect or promote the special public interest for which the district is created. Where such approval is required, no building permit shall be issued until after written

approval, and then only for development in accord with approved plans and instruments.

Where such approval is required, the regulations shall provide for a mechanism of appeal, whereby a permit applicant aggrieved by the administrative officer's withholding of approval may seek relief.

Article II. REPEALED 4/29/92